

*A Desk-based Heritage Assessment of
Land for Proposed Agricultural Buildings at
**Upper House Farm, Upton Cressett,
Shropshire, 2013***

by
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Archaeology Service



**A DESK-BASED HERITAGE ASSESSMENT OF
LAND FOR PROPOSED AGRICULTURAL BUILDINGS AT
UPPER HOUSE FARM, UPTON CRESSETT, SHROPSHIRE, 2013**

by

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A Report for

Madeleys Chartered Surveyors
on behalf of
Messrs. R & T Cantrill & Son

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SUMMARY

There is currently a proposal to erect two agricultural buildings on land at Upper House Farm, Upton Cressett, Shropshire. The proposed development site comprises agricultural land on the western side of the existing farm complex. The site lies 200m to the northeast of the site of the deserted medieval settlement of Upton Cressett, which includes two Scheduled Ancient Monuments and three Grade I Listed Buildings. Because of the potential impact of the development on these and other heritage assets, a desk-based heritage assessment has been carried out of the proposed development. This assessment finds that the proposed development is not expected to have any direct physical impact on any archaeological feature or heritage asset. The proposed development may have a minor indirect impact on the setting of some of the neighbouring designated heritage assets. This impact could be reduced by mitigation measures.

1 INTRODUCTION

1.1 The Archaeology Service, Shropshire Council, has been commissioned by Madeleys Chartered Surveyors on behalf of their client to produce a desk-based heritage assessment of an area of land at Upper House Farm, Upton Cressett, Shropshire (centred on NGR SO 655 930). There is currently a proposal to erect two agricultural buildings on the site.

1.2 Upton Cressett is a hamlet in southeast Shropshire 26km to the southeast of the centre of the county town of Shrewsbury, and 5km west of the market town of Bridgnorth. The proposed development site lies in an arable field on the northwest side of Upper House Farm. It is proposed to erect two agricultural buildings on the site.

1.3 The scope of this desk-based assessment was agreed with the Historic Environment Officer, Shropshire Council. This assessment includes the proposed development site itself (the site) and an area of archaeological assessment within a 500m radius around the site (the study area). (See Fig. 1) However, an informal area of wider search for statutory heritage designations extended from the site for a distance of about 1.5km radius of the development site.

2 AIMS AND OBJECTIVES

2.1 National policy for archaeology is contained in the National Planning Policy Framework [NPPF] paras. 126-141 (Department for Communities and Local Government, March 2012). Paragraph 128 of the NPPF states that local planning authorities should require an applicant for a development to describe the significance of any heritage assets affected by a development, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. Shropshire Council's Core Strategy (adopted March 2011) policies CS6 and CS17 refer to the need for conserving and enhancing the historic environment in line with national policy.

2.2 The aim of this archaeological desk-based assessment is to provide information that will enable an informed and reasonable decision to be taken regarding the archaeological provision for the area affected by the proposed development of the land at Upper House Farm, Upton Cressett.

2.3 The objectives were:

- a) To locate any known archaeological features and deposits within the study area.
- b) To assess the likely survival, quality, condition and relative significance of any archaeological features, deposits and structures.
- c) To assess the likely impact of the proposed development on the designated and non-designated heritage assets and their setting within the study area (as defined in 1.3 above).
- d) To assess the likely impact of the proposed development on the setting of designated heritage assets within the wider, informal study area (as defined in 1.3 above).
- e) To identify and recommend options for the management of the archaeological resource, including any further archaeological provision where necessary.

- f) To recommend a strategy for further archaeological field evaluation where the character and value of the resource is not sufficiently defined to permit a mitigation strategy or other response to be devised.

3 METHODOLOGY

3.1 The methodology for this assessment is based on requirements agreed with the Historic Environment Officer of the Historic Environment Team, Shropshire Council.

3.2 This desk-based assessment aims to examine and assess all appropriate sources. These have included: archaeological databases, historic documents (including cartographic and pictorial documents), aerial photographs, geotechnical information, and secondary and statutory sources. The assessment includes an outline history of the development and land use of the study area, supported by copies of relevant historic maps and documents.

3.3 The study area for this desk-based assessment comprises a 500m buffer centred on the proposed development site (Fig. 1). The size of the study area has been chosen to ensure that the documentary and cartographic sources provide sufficient information about the proposed development site and its setting to enable an assessment of the potential impacts on the heritage resource. All known heritage assets identified within and immediately adjacent to the boundary of this study area have been considered in this assessment. The potential impact of the development has been assessed on non-designated heritage assets within a 500m radius of the development site, and on designated heritage assets within a wider area of a 1.5km radius of the development.

3.4 The setting of the designated heritage assets within the wider, informal study area was assessed on the basis of the guidance provided by English Heritage (English Heritage, 2011: *The Settings of Heritage Assets: English Heritage Guidance*). Intervisibility between the development site and the designated heritage assets was assessed using Shropshire Council's GIS digital mapping with Panorama contours and Get Mapping digital aerial photography, and checked from the site during the site visit.

3.5 A site visit was undertaken on 4th November 2013 in order to identify any potential archaeological features not recorded by the documentary or cartographic sources, and to assess possible factors, such as existing or previous land use, and their effect on the survival or condition of the archaeological resource.

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

4.1 Designated sites and non-designated sites

4.1.1 Designated sites (Designated assets are individually listed in Table 3 in Appendix 1 of this report).

No World Heritage Sites or sites included on the Tentative List of Future Nominations for World Heritage Sites (January 2012) are situated within the study area or its vicinity.

There are three Scheduled Ancient Monuments within close proximity to the proposed development site. One, "Roman Settlement, 390m north-east of New House Farm" Scheduled Monument Ref. 1409733 (Figs. 2 & 3, Site 1), lies within the wider 1.5km radius study area 570m to the southwest of the development site. The other two sites lie partially within the 500m radius study area at Upton Cressett. The first of these is a "Medieval Settlement, south-east of Upton Cressett Hall" Scheduled Monument Ref. 1409739 (Figs. 2 & 3, Site 2), which lies 480m to south-southeast of the development site; the second is a "Moated site and associated ponds [at Upton Cressett]" Scheduled Monument Ref. 1013512 (Figs. 2 & 3, Site 3) which lies 440m to the south of the development site.

There is one Grade I Listed Buildings on the edge of the study area the "Former Church of St Michael, Upton Cressett" National Reference 254968 (Figs. 2 & 3, Site 4). Two other Grade I Listed Buildings lie just outside the study area: "Upton Cressett Hall" National Reference 254969 (Figs. 2 & 3, Site 5), and the "Gatehouse at Upton Hall, Upton Cressett" National Reference 254970 (Figs. 2 & 3, Site 6). There are also three Grade II* Listed Buildings within the extended study area around the development site at Aston Eyre: the "Parish Church (Dedication Unknown), Aston Eyre" National Reference 254311 (Fig. 2, Site 7), "Aston Eyre Old Hall" National Reference 254313 (Fig. 2, Site 8), and "Hall Farm House, Aston Eyre" National Reference 254312 (Fig. 2, Site 9).

There are a further 6 Grade II Listed Buildings (Fig. 2, Sites 10-15) within the extended study area around the development site (see sections 4.7.2-5 below & Appendix 1, Table 3). Three of these lie in Aston Eyre hamlet, one at Meadowley hamlet, one at Upton Park Farm, and one adjacent to the development site itself at Upper House Farm.

4.1.2 Non-designated heritage assets (summary) (Non-designated heritage assets are individually listed in Tables 4 & 5 in Appendix 1 of this report).

There are no recorded heritage assets within the development site. There are a further 4 non-designated heritage assets recorded on the Shropshire Council Historic Environment Record (HER) within or immediately adjacent to the 500m study area (Figs. 2 & 3, Sites 16-19 & 24). One previously un-recorded heritage asset has been identified within the study area by a previous assessment, but has not yet been incorporated into the HER (site 24).

4.2 Previous archaeological work in the study area

4.2.1 There have been no recorded previous archaeological investigations on the development site itself. There have been a limited number of archaeological interventions within the study area.

4.2.2 In 1978 a field inspection (HER event ESA905) was made by a Shropshire County Council archaeologist to Upton Cressett deserted medieval settlement (HER 00947) in

response to possible tree planting. The site visit record form contains a summary description (including a sketch plan) of the earthworks to the southeast of the hall.

4.2.3 In 1980 a field inspection (HER event ESA3406) was made by a Shropshire County Council archaeologist to Upton Cressett Moat and Fishponds (HER 04581). The site visit record form contains a description of the site (including a sketch plan) and describes it as a component of an “important surviving manorial complex consisting of moat, hall, church and DMV (deserted medieval village) and probably represents the finest example of such a complex in Shropshire”.

4.2.4 In 2000 a watching brief was carried out on drainage works at the Church of St Michael, Upton Cressett (HER event ESA4772). The work recorded a medieval ground surface, the foundation cut for the south wall of the nave of the church, and parts of the south wall of the nave and south chapel. A residual sherd of Romano-British pottery was recovered, suggesting possible Roman period activity in the area of the church. (Wainwright, J, 2000)

4.2.5 In 2012 an excavation in the former orchard (NGR: SO 656 923) opposite the gatehouse of Upton Cressett Hall located a single ditch with stratified cooking pot of mid-13th to 14th century date (White 2013).

4.2.6 In summer 2013 a desk-based Heritage Assessment was undertaken of a proposed development for an agricultural worker/rural occupation dwelling on land at Upper House Farm, Upton Cressett, Shropshire (Hannaford, 2013). That assessment found that the proposed development was not expected to have any direct physical impact on any archaeological feature or heritage asset, and was likely to have only a minor indirect impact on the setting of some of the neighbouring designated heritage assets, which would be reduced by planned mitigation measures.

4.3 Geology and topography

4.3.1 The bedrock within the study area comprises interbedded argillaceous (fine-grained) purple, brown and green sandstones and red mudstones of the St Maughans Formation. These are sedimentary rocks formed approximately 391 to 417 million years ago in the Devonian Period. These rocks were formed from rivers depositing mainly sand and gravel in channels to form river terrace deposits, with fine silt and clay forming floodplain alluvium, including estuarine and coastal plain deposits. (BGS, 2013)

4.3.2 The proposed development site lies just above the 200m contour on the southwest side of Aston Hill, whose summit rises to 221m above sea level. The development site is on the side of a valley in which runs a small stream, a tributary of the Borle Brook, flowing to the southeast. The development site looks down over the stream towards Upton Cressett Hall and the remains of Upton Cressett deserted medieval village which lie on the rising ground on the southwest side of the valley.

4.4 Prehistoric (pre-43AD)

4.4.1 There are no known prehistoric period sites or find-spots on the proposed development site or within the study area. A Neolithic leaf-shaped flint arrowhead (HER 03510, site 20) and an unfinished flint arrowhead of Neolithic or Bronze Age date (HER 03792, site 21) have been found within the wider study area some 930m to the

southwest of the proposed development site (see Figs, 2 & 3) indicating activity in the area in the Neolithic to Bronze Age periods (c 4,000BC – 750BC). Other flints of Neolithic to Bronze Age date have been found in the area of the Parlour Coppice Roman settlement (White, 2013). There is some evidence of settlement in the wider study area in the later prehistoric period in the form of a cropmark enclosure of a possible Iron Age or Romano-British farmstead (HER 04484, site 22; Fig. 2) adjacent to Upton Park Farm, some 1,440m southwest of the development site. A single sherd of possible late Iron Age pottery was recovered from the Roman site at Parlour Coppice west of Upton Cressett in the 1990s.

4.5 Roman (43AD – 410AD)

4.5.1 A Roman settlement (HER 01919; site 1; Figs. 2 & 3) lies 510m to the west-southwest of the development site at Parlour Coppice. The place-name “Parlour” is sometimes associated with Roman sites (Foxall, 1980, p53), and a field to the southeast of this site was known as “The Parlour” in the mid-19th century. Between c. 1960 and 1990 Roman pottery, including Samian, Rhenish, Malvernian and Severn Valley wares had been found on the surface here on a number of occasions. In 1990-1 and again in 1994-5 field-walking surveys were carried out on the site and recovered a good early Roman assemblage, with evidence for activity continuing into the 2nd century, and, at some level, into the 3rd or perhaps 4th century. A possible Late Iron Age sherd was also identified. In 2009 further investigations were carried out by Birmingham University as an undergraduate training project. These investigations took the form of a geophysical survey of part of the site and the excavation of a trial trench; this work identified a Roman roadside settlement with plots running at right angles from the road. Stratified pottery was recovered that demonstrated occupation dates consistent with the material recovered from the earlier fieldwalking. A further geophysical survey, carried out in March 2012, attempted (unsuccessfully) to trace the roadside settlement into the field to the north, Moor Barn field. (White, 2013). Part of the Roman settlement is now a Scheduled Ancient Monument (Roman Settlement, 390m north-east of New House Farm, Scheduled Monument Ref. 1409733).

4.6 Early medieval (5th century - 1066AD) and Medieval (1066 – 1600)

4.6.1 There are no recorded early medieval features within the study area. By the time of the Domesday Survey of 1086, the study area occupied part of the manor of Upton Cressett. The place-name evidence places the origin of the manor within the Saxon period. The place-name “Upton” derives from the Old English *Upptun* meaning “higher settlement”. Cressett is a family name: in the mid 14th century Thomas Cresset married into the de Upton family, and the manor subsequently took its name from him. In 1341 the settlement was referred to as “Upton super Egge” (Upton on the hillside) and in 1354-5 as “Upton Waryn” (possibly after the first Norman Sheriff of Shropshire, Waryn the Bald). (Gelling, 1980, p296)

4.6.2 At the time of the Domesday Survey the manor of Upton Cressett was held by Reginald the Sheriff from Roger of Montgomery, Earl of Shrewsbury. At Domesday, the manor was an average sized manor of three taxable hides, occupied by 6 villagers, 4 smallholders, a free ploughman, and a rider with 4 ploughs between them, and with a further 2 ploughs and 3 slaves in lordship. There was also woodland for fattening 30 pigs. The manor was worth 25 shillings in 1086, but had been worth 40 shillings before the Norman Conquest, when it had been held by Almund (who may have held a number

of other manors in the area). The manor formed part of the extensive holdings of the Sheriff, which passed from Reginald to Alan Fitz Flaad and then formed part of the FitzAlan Baronies of Oswestry and Clun (Thorn & Thorn, 1986, Notes 4,3 & 4,3,63). From 1165 Upton Cressett was held from the FitzAlans by the de Upton family. The Cressetts first appear as lords of the manor towards in the 14th century, when the family succeeded to the manor through marriage and gave their name to the place.

The Domesday settlement is likely to have occupied the same site occupied by the earthwork remains of the medieval settlement at Upton Cressett (HER 00947, site 2; Figs. 2 & 3). There are two concentrations of possible building platforms within the earthwork complex: one to the north of the church centred on SO 656 926, and the other to the southeast of Upton Cressett Hall centred on SO 657 923 (these latter lie within the scheduled part of the settlement remains). The manor house in all likelihood stood in the area of the later moated site and fishponds (HER 04581, site 3).

4.6.3 The Church of St Michael (HER 00607, site 4) at Upton Cressett dates from the 12th century, though it may be on the site of an earlier, Saxon church as there are indications that some of the fabric may be re-used from this period. The church is first mentioned in sources in 1291. The nave and chancel date from the 12th century, and the font is Norman. A chapel was added to the south of the chancel in the early 13th century. The west wall of the chapel has a wall-painting that dates from about 1200 AD and is possibly by the same hand as the wall-paintings in nearby Claverley Church. Some alterations to the chapel were made in the post-medieval period and some restoration work was undertaken in 1858. The church suffered from decay in the 20th century and it was closed in 1959 due to its dangerous condition. It was formally declared redundant in 1970, the same year in which it was listed at Grade II. Repair works were carried out in the 1970s, and the church is now in the care of the The Churches Conservation Trust. The church was re-designated as a Grade I Listed Building (National Reference 254968 "Former Church of St Michael, Upton Cressett") in October 2012.

4.6.4 To the south of the church are the remains of a moat and fishponds (HER 04581, site 3) marking the site of the medieval (and probably the Domesday period) manor house. The moat and fishponds are a Scheduled Ancient Monument (Mon. Ref. 1013512). The present Upton Cressett Hall (HER 00608, site 5) lies on the eastern side of the medieval moat and is in origin an early 15th century timber-framed hall (dated by dendrochronology to 1428-31) with a solar wing at its north-east end. The house was built for Hugh Cressett, a Royal Commissioner along the Welsh March and Constable of Mortimer Castle, a Member of Parliament for and Sheriff of Shropshire. A further cross wing was added to the house towards the end of the 15th century. In 1580 Upton Cressett Hall was remodelled by Richard Cressett: the building was encased in brick, large brick chimneystacks were added to the east side of the house and the first-floor rooms were probably inserted over the hall at this time too. A three-storey brick gatehouse (HER 12089, site 6) was also built to the southeast of the house at this time. The hall and the gatehouse are both Grade I Listed Buildings (Nat. Ref. 254969 & Nat. Ref. 254970 respectively).

4.6.5 A park (HER 07552, site 23; Fig. 2) was established in the southwestern part of the manor by the early 16th century. Upton Cressett Park was first mentioned in 1517 in Wolsely's Inquisition of Enclosures, when it was alleged that Thomas Cressett had emparked 40 acres of arable land (Rowley, 1972, p123). Later in the 16th century the

park was enclosed. In July 2013 a possible park boundary was digitised based on a 1647 Survey of Upton Cressett (Browne, 1647, SA ref 5406/5/1/1). The former existence of the park also survives in field-names recorded on the 1848 Tithe Award (*Far Park Barn Meadow, Park Barn Piece, The near Park* and *The Far Park*; the modern place-names *Upton Park Farm* (SO 6481 9170) and *Upton Lodge* (SO 6557 9125) are also reminders of the park's former existence.

4.6.6 The hamlet of Aston Eyre lies in the northern part of the wider study area. Aston Eyre is recorded in the Domesday Survey of 1086. It was occupied by the Fitz Ayer family (descendants of the Domesday tenant) until the early 14th century, when it passed to the Charltons, one of the most important Shropshire families of their day. The construction of the first stone hall (HER 00601, site 8; Fig. 2) may date to this time, presumably replacing an earlier house set within the moat. Aston Eyre Old Hall is a Grade II* Listed Building (Nat. Ref. 254313). Hall Farm House, Aston Eyre (HER 17165, site 9) dates in part to c. 1300 and was formerly the gatehouse to the hall. In the early post-medieval period, the gatehouse was extended to become the main residence and the hall relegated to agricultural use. The Hall farm House is a Grade II* Listed Building (Nat. Ref. 254312). In the mid-15th century the Cressetts acquired the manor by marriage and in the mid-16th century it passed by marriage to the Actons of Aldenham, who held it until the early 20th century.

4.6.8 The church at Aston Eyre (HER 00602, site 7; Fig. 2) is of 12th-century construction with later medieval windows. It was restored in the 19th century and a bellcote and porch were also added at this time. The church is a Grade II* Listed Building (Nat. Ref. 254311)

4.7 Post-medieval (1600 – 1800) and Modern (1800 – present)

4.7.1 The Shropshire Hearth Tax Roll of 1672 records 25 householders (including Robert Cressett) paying tax in Upton Cressett, though a number of these may have been households in the wider area beyond the settlement at Upton Cressett itself (SAS, 1949, p238-9). In 1703-04 Cound Hall near Shrewsbury was built for Edward Cressett and from 1792 this became the Cressett family's principal seat, following the death of Elizabeth Cressett. She left her estates to her maternal uncle, Henry Pelham, of Sussex. At about the same time Upton Cressett Hall underwent alterations including the demolition of some parts of the building, and the hall was downgraded in status to a farmhouse (HER 23428, site 18; Figs. 2 & 3). Among the surviving ancillary farm buildings dating to this period is a horse-driven cider mill (HER 15454, site 17). In the 19th and early 20th centuries the farm was occupied by a number of farmers: by William Corser in 1851, in 1891 by Edward Bradley, and in 1929 by John Lamb (Bagshaw, 1851; Kelly's, 1891 & 1929). The hall was bought by Sir Herbert Smith, a carpet manufacturer and owner of Witley Court in Worcestershire, in about 1937 to use as a shooting lodge. After his death in 1943, the house was unoccupied and gradually fell into partial dereliction. The hall was sold in 1969 and has since been restored and was re-designated as a Grade I Listed Building (Nat. Ref. 254969) in October 2012.

4.7.2 The farmstead at Aston Eyre Hall was developed in the post-medieval period with the addition in the 17th and 18th centuries of a barn range (HER 17380, site 10; Fig. 2) to the northwest of the Hall Farm House. The barn is a Grade II Listed Building (Nat. Ref. 255082). In the southern part of the hamlet is East Farm House (HER 11466, site 11), a timber framed farmhouse on a stone base of probable early 17th century date. East

Farm House is a Grade II Listed Building (Nat. Ref. 254314). Timber-framed barns to the west of East Farm House (HER 11467, site 12) also date to the 17th century, and are also designated as a Grade II Listed Building (Nat. Ref. 254315).

4.7.3 Upper House, Upton Cressett (HER 12086, site 13; Figs. 2 & 3) lies 190m to the southeast of the proposed development site. The farmhouse is an early 19th century stone and brick building, and is a Grade II Listed Building (Nat. Ref. 254965). The farm was occupied in 1851 by Thomas Bishop, by Mrs Mary Ann Bishop in 1891, and by Joseph Evans in 1929 (Bagshaw. 1851; Kelly's, 1891 & 1929). The house lies within a farmstead (HER 23395, site 18) which has been extended significantly in the 19th and particularly later 20th centuries, and includes a number of concrete and steel-framed barns, outbuildings and silos. The remains of a small red sandstone outbuilding (site 24) were noted about 40m southeast of the farmhouse on a previous site visit. The 19th and early 20th century Ordnance Survey 25" mapping shows orchards to the southwest of the farm which have been partially re-planted in recent years.

4.7.4 On the southwestern edge of the wider study area is Upton Park, Upton Cressett (HER 12088, site 14; Fig. 2), an early 18th century red brick house, which is a Grade II Listed Building (Nat. Ref. 254967).

4.7.5 Upper Meadowley Farm House, Morville (HER 11883, site 15; Fig. 2) is in the eastern part of the wider study area and is a 17th century timber framed building refronted in brick in the early 19th century. The house is a Grade II Listed Building (Nat. Ref. 254749)

4.8 Land use in the Post-medieval and Modern periods

4.8.1 The historic landscape in the southwestern half of the study area is characterised by the settlement at Upton Cressett, and the immediately adjacent fieldscape of paddocks and closes, re-organised piecemeal enclosure, and other small rectilinear fields. The northeastern half and the western edge of the study area, north of the stream are characterised by very large post-war fields and large irregular fields.

4.8.2 Shropshire's mid-19th century field names were captured and recorded on a series of field-name maps by H D G Foxall from the Tithe Apportionment and maps of c. 1830 – 1848. The study area falls within the field name map for Upton Cressett parish, 1841 (Foxall, 1976).

4.8.3 The field names in the southwestern half of the study area suggest that this was, in the post-medieval period, predominantly pasture land, a change of use from the medieval arable cultivation attested by the surviving ridge and furrow in "Old House Meadow". One of the manor's former medieval open fields is indicated by a group of field-names in the southwestern part of the study area: Far Butt Field, Sludwell Butt Field, Upper Butt Field, and Lower Butt Field, a "butt" being a piece of ploughed land comprising a number of furrows (Foxall, 1980, p8). Another of the former open fields may have lain on the north side of the stream.

4.8.4 The development site itself lies in two former fields named "Rogers Leasow" and "The Heathlands". The word "Leasow" (pronounced "lezzow") derives from the Old English "laeswe" meaning pasture land (Foxall, 1980, p9). "The Heathlands", "Little Heathlands" and "Big Heathlands" suggest an area of heath is on the northwestern edge

of the study area. An area of former common land lay on the eastern edge of the study area and is evidenced by the field-names “The Upper Common”, “Middle Common” and “Lower Common”, and “The Lime Ground with Rough and Pits” on the northern edge of the study area may indicate digging for lime in the post-medieval period.

4.8.5 The field-names in the southeastern part of the wider study area provide some evidence for the existence of the former Upton Cressett Park (HER 07717; site 23; Fig. 2). In the study area “Park Meadow” to the west of Upton Cressett Hall is likely to reflect the gardens of the post-medieval house rather than the Tudor deer park.

4.8.6 The open fields of the study area were probably enclosed piecemeal from the later medieval period into the 18th century. The present large fields of the northern and western parts of the study area are a product of the removal of hedgerows and field boundaries in the post-WWII period of the 20th century.

5 IMPACT ON THE HERITAGE

5.1 Direct impact

5.1.1 Significance of recorded archaeological features This desk-based assessment has not identified any archaeological features within the area of the proposed development site itself. The proposed development is not expected to have any direct physical impact on any archaeological feature or heritage asset.

5.1.2 Potential for archaeological remains There is evidence for prehistoric or Romano-British activity outside the study area (but within the wider study area) in the form of two findspots of flint (sites 20 & 21), a cropmark enclosure (site 22), and the Roman settlement at parlour Coppice (site 1). In addition a single sherd of residual Roman pottery has been recovered from within the study area at St Michael's Church (HER event ESA4772). It is considered therefore that there is a low potential for archaeological features or deposits of these periods to be present within the proposed development site itself. The development site formed part of the medieval, post-medieval and modern agricultural landscape, and the potential for archaeological remains of these later periods is also considered to be low.

5.1.3 Survival of archaeological remains Because the proposed development site has been in agricultural use in the medieval, post-medieval and modern periods, the potential survival of any below-ground archaeological remains present within the site is likely to be moderate.

5.1.4 Potential impact of the proposed development The current proposal is for the erection of two agricultural buildings. The impact of the development on any below-ground archaeological remains by groundworks (such as the excavations required for foundation trenches and services) would be high. However, given that the assessment for the archaeological potential of the development site is low, the impact of the proposed development is considered to be negligible to low.

5.2 Indirect impact

5.2.1 The indirect physical and non-physical (visual) impacts of the proposed development on the designated and non-designated heritage assets within the study areas have been assessed as required under paragraph 128 of the NPPF based upon the standards and guidance issued by English Heritage (English Heritage 2011a & 2011b). An assessment has been made of the importance of the setting for each designated and non-designated heritage asset within the defined study areas, ranked from very high, through high, medium, low, and none/negligible. The levels of impact were assessed and the significance of the effect was determined from the importance of the resource and the magnitude of the impact upon it.

5.2.2 Setting. PPS5 defines the setting of a heritage asset as “the surroundings in which (the asset) is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.” (English Heritage, 2011, p3.) This definition remains unchanged for the current National Planning Policy Framework (*English Heritage Commentary on the National Planning Policy Framework*, March 2012)

5.2.3 In assessing the effects of the proposed development on the setting of the heritage assets in the study area, the following steps were taken, in accordance with the guidance in English Heritage, 2011a: *The Settings of Heritage Assets: English Heritage Guidance* p15:

- (i) the study identified which heritage assets and their settings are likely to be affected by the proposed development;
- (ii) the study assessed whether, how and to what degree these settings make a contribution to the significance of the heritage assets;
- (iii) an assessment was made of the effects of the proposed development, whether beneficial or harmful, on that significance.

5.2.4 Heritage assets and their settings. A number of heritage assets will be affected indirectly by the proposed development in that the development may impact upon elements of the setting of these assets. These assets include the Roman settlement at Parlour Coppice, a Scheduled Ancient Monument (SAM Ref. 1409733), and the medieval and post-medieval settlement at Upton Cressett, which includes two Scheduled Ancient Monuments (the Moated site and associated ponds [at Upton Cressett] SAM Ref. 1013512, and the Medieval Settlement, south-east of Upton Cressett SAM Ref. 1409739), three Grade I Listed Buildings (the Former Church of St Michael, Upton Cressett Nat. Ref. 254968, Upton Cressett Hall Nat. Ref. 254969, and the Gatehouse at Upton Hall, Upton Cressett Nat Ref 254970), and the non-designated parts of the Upton Cressett deserted medieval settlement (HER 00947).

5.2.5 The issues related to the setting of these heritage assets have been identified as, though not strictly limited to, the following:

- Visual impact – views across, from, and towards the heritage assets
- Historic land use of the development site

The overall indirect impact of the development on the heritage assets has been assessed using the methodology detailed in: “The Settings of Heritage Assets: English Heritage Guidance” English Heritage 2011, and “Seeing the History in the View” English Heritage 2011, and “Conservation Principles: Policy and Guidance for the Sustainable Management of the Historic Environment” English Heritage 2008. The results of this assessment are set out below in sections 5.2.6 to 5.2.8.

5.2.6 Visual impact – views across, from, and towards the heritage assets

Heritage Assets	Element	Importance of element	Magnitude of impact	Significance of effect
Roman Settlement, 390m north-east of New House Farm SAM Ref. 1409733	(i) View east across the SAM towards development site	Medium	Low adverse	Negligible
Medieval Settlement, south-east of Upton Cressett SAM Ref. 1409739 Upton Cressett deserted medieval settlement HER 00947	(ii) Views north and northwest across the heritage assets towards development site from PRowS 0150/4/1 & 150/7/1	Medium	Low adverse	Minor
Moated site and associated ponds [at Upton Cressett] SAM Ref. 1013512 Former Church of St Michael, Upton Cressett LB I, Nat Ref 254968 Upton Cressett Hall LB I, Nat Ref 254969 Gatehouse at Upton Hall, Upton Cressett LB I, Nat Ref 254970 Upton Cressett deserted medieval settlement HER 00947 (unscheduled part)	(iii) View north across the heritage assets towards the development site from PRowS 0150/4/2 & 0150/7/2	Medium	Low adverse	Minor

Table 1

Discussion

(i) The Roman settlement adjacent to Parlour Coppice (SAM Ref 1409733) is on open arable land and under cultivation. The site is in a large open arable field, part of a block of very large post-war fields, as characterised by the Shropshire Historic Landscape Characterisation Project. The proposed development will be visible from the Roman settlement when looking northeast across the heritage asset. However, the development will be set against the existing post-medieval and modern buildings of Upper House Farm, and will be partially screened by existing tree cover. It is considered that the proposed development will have a low adverse impact on this view element of the setting of the scheduled Roman settlement. Moreover, the value and significance of the site of the Roman settlement lies in the below-ground archaeological resource, and the potential information this contains, and the proposed development will not impact on this. The overall significance of the effect of the proposed development on the significance of this heritage asset is expected to be negligible.

(ii) The medieval settlement of Upton Cressett (SAM Ref 1409739 and HER 00947) forms a strong grouping with Upton Cressett Hall) and the former Church of St Michael, and the historic interest of the settlement is considerably enhanced by its association with these medieval buildings. The proposed development is likely to be included in some views across the medieval settlement of Upton Cressett from the south, looking northwest and north. However, the proposed development will be partially screened from the settlement by

existing tree cover, and will form part of the existing Upper House Farm complex which already includes a range of domestic and agricultural buildings of 18th to 20th century date. It is considered that the proposed development will have a low adverse impact on this view element of the setting of the Upton Cressett medieval settlement. The overall significance of the effect on the views looking north across this heritage asset is expected to be minor.

(iii) The settlement at Upton Cressett also has particular significance for the group value of the Listed Buildings (the Hall, Gatehouse and Church) with the later farm buildings and their setting within the moated enclosure and the wider deserted medieval village earthworks. The proposed development is likely to be included in some views from the south, looking north across the moated site at Upton Cressett (SAM Ref 1013512), St Michael's Church (LB Ref 254968), Upton Cressett Hall (LB Ref 254969), the Gatehouse (LB Ref 254970) and the unscheduled part of the Upton Cressett deserted medieval settlement (HER 00947 00947). However the proposed development will form part of the existing farmstead of Upper House Farm complex with its range of 18th to 20th century domestic and agricultural buildings. The proposed development will also be partially screened in the views across this group of heritage assets by existing tree cover. In particular the Grade I Listed Buildings and the Scheduled moated site and associated ponds will be largely screened from the development by mature trees. It is considered that the proposed development will have a low adverse impact on this view element of the setting of the scheduled moated site at Upton Cressett and associated designated and non-designated heritage assets. The overall significance of the effect of the proposed development on this aspect of the setting of these heritage assets is expected to be minor.

5.2.7 Historic land use of the development site

Heritage Assets	Element	Importance of element	Magnitude of impact	Significance of effect
Medieval Settlement, south-east of Upton Cressett SAM Ref. 1409739 Moated site and associated ponds [at Upton Cressett] SAM Ref. 1013512 Former Church of St Michael, Upton Cressett LB I, Nat Ref 254968 Upton Cressett Hall LB I, Nat Ref 254969 Gatehouse at Upton Hall, Upton Cressett LB I, Nat Ref 254970 Upton Cressett deserted medieval settlement HER 00947 (unscheduled part)	Change to the historic land-use of the proposed development site	Low	Low adverse	Minor

Table 2

Discussion

The proposed development site is on land currently used for arable agriculture, and has been used as agricultural land since the post-medieval period at least. It lies in a group of fields comprising reorganised piecemeal enclosure as defined by the Shropshire Historic Landscape Characterisation Project. The land is on the north side of the stream that forms the northeastern boundary of the medieval settlement of Upton Cressett and is distinct in character from the pastureland which currently occupies the site of the deserted medieval settlement and the surviving ridge and furrow on the southwest side of the stream. The Upper House Farm complex is also further physically separated from the medieval settlement and fields by the road and track to the farm. It is considered that the proposed development will have a low adverse impact on the historic land-use setting of the designated and non-designated heritage assets of the Upton Cressett medieval settlement. The overall significance of the effect of the proposed development on this aspect of the setting of these heritage assets is expected to be minor.

5.2.8 The proposed development will is not expected to impact adversely on the setting of the Grade II Listed Upper House farmhouse (site 13). The farmhouse will be screened from the development by the existing complex of farm buildings

5.2.9 The remaining designated heritage assets in the wider informal study area comprise three Grade II* Listed Building (sites 7-9) and two Grade II Listed Buildings (sites 10 & 11) within the hamlet of Aston Eyre, and the setting of these assets lies within the context of this settlement. The proposed development site is screened from this settlement by rising ground to the north, and there is expected to be no impact (direct or indirect) from the proposed development on these assets. Similarly, there is expected to be no impact (direct or indirect) from the proposed development on the Grade II Listed Buildings at Upton Park (site14) and Meadowley (site 15)

5.3 Recommended mitigation including further archaeological provision

5.3.1 The proposed development will comprise two agricultural buildings adjoining an existing farm complex. The overall impact of the proposed development will be limited by the existing farm buildings, and by existing mature tree cover. Further partial screening will be given by the existing hedge of native species which runs along the southwestern side of the proposed development site. This screening effect could be enhanced with further planting of trees along this hedgeline.

5.3.2 It is considered that there is a low potential for the existence of archaeological remains within the proposed development site, resulting in a low to negligible potential impact on the archaeological resource. It is recommended that adequate mitigation would be provided by an archaeological inspection of the development site following the stripping of topsoil from the site.

6 REFERENCES AND SOURCES CONSULTED

6.1 Sources

6.1.1 The repositories and sources consulted for the desk-based assessment included the Shropshire Historic Environment Record (HER) and Shropshire Archives.

6.1.2 Shropshire Historic Environment Record

Aerial Photographic Record

Oblique Photographs (colour & black and white prints):

SO6592/A-G PRNs 00947, 00608,

SO6691/A

SO6792/A

SO6793/A

Vertical Photographs - Cartographic Services (Southampton) Ltd, County of Shropshire 14th August 1983, 1:10,000, frames 8337-9 and 8443-5 (black and white prints)

HER computer files for Primary Record Numbers (PRNs):

Scheduled Ancient Monuments

HER 01919 Upton Cressett possible Roman settlement, aka Parlour Coppice, Scheduled Monument Ref. 1409733 Roman Settlement, 390m north-east of New House Farm

HER 00947 Upton Cressett deserted medieval settlement, Scheduled Monument Ref. 1409739: Medieval Settlement, south-east of Upton Cressett Hall

HER 04581 Upton Cressett Moat and Fishponds, Scheduled Monument Ref. 1013512: Moated site and associated ponds [at Upton Cressett]

Listed buildings

HER 00607 Former Church of St Michael, Upton Cressett, Grade I, National Reference 254968

HER 00608 Upton Cressett Hall, Grade I, National Reference 254969

HER 12089 Gatehouse at Upton Hall, Upton Cressett, Grade I, National Reference 254970

HER 00601 Aston Eyre Old Hall, Grade II*, National Reference 254313

HER 00602 Parish Church (Dedication Unknown), Aston Eyre, Grade II*, National Reference 254311

HER 17165 Hall Farm House, Aston Eyre, Grade II*, National Reference 254312

HER 11466 East Farm House, Aston Eyre, Grade II, National Reference 254314

HER 11467 Barns to West of East Farm House, Aston Eyre, Grade II, National Reference 254315

HER 17380 Barn Range apx 10M NW of Hall Farm House, Aston Eyre, Grade II, National Reference 255082

HER 12086 Upper House, Upton Cressett, Grade II, National Reference 254965

HER 12088 Upton Park, Upton Cressett, Grade II, National Reference 254967

HER 11883 Upper Meadowley Farm House, Morville, Grade II, National Reference 254749

Non-designated sites in the study area

HER 00947 Upton Cressett deserted medieval settlement (part of which includes SAM Ref 1409739)

HER 07552 Upton Cressett Park

HER 15454 Cider Mill at Upton Cressett Hall Farm

HER 23395 Upper House Farm farmstead

HER 23428 Farmstead at Upper Cressett Hall

HER files for events (ESAs) in the study area:

HER event ESA 593 1960 field observation by the Ordnance Survey

HER event ESA 594 1979 field observation by the Ordnance Survey
HER event ESA 5951979 survey by the Ordnance Survey
HER event ESA 904 1960 field observation by the Ordnance Survey
HER event ESA 905 1978 field observation by Shropshire County Council
HER event ESA 906 1979 field observation by the Ordnance Survey
HER event ESA 3406 1980 field observation by Shropshire County Council
HER event ESA 4772 2000 WB on Drainage Works at the Church of St Michael, Upton
Cressett by Marches Archaeology
HER event ESA 6953 2012 DBA & walkover survey on land near Meadowley, Bridgnorth

6.1.3 Shropshire Archives

Among the various sources consulted at Shropshire Archives, the following proved the most productive sources of information for the particular requirements of this assessment of the study area:

Cartographic sources:

Ordnance Survey 1883-4, 1902-3 & 1926 1:2500 (25") Shropshire Sheet Nos.
LVIII.5, LVIII.6, LVIII.9, & LVIII.10
Field-name maps by H D G Foxall from the Tithe Apportionment and maps

6.2 Other sources and bibliography

Bagshaw, 1851: *Bagshaw's History and Gazetteer of Shropshire*

British Geological Survey 2010: *Geology of Britain Viewer*. Online resource at
<http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html> viewed August
2013

English Heritage 2008: *Conservation Principles: Policy and Guidance for the Sustainable
Management of the Historic Environment*

English Heritage, 2011a: *The Settings of Heritage Assets: English Heritage Guidance*

English Heritage, 2011b: *Seeing the History in the View*

English Heritage, 2012: *Commentary on the National Planning Policy Framework*

Eyton, Rev. W, 1854: *Antiquities of Shropshire*, vol i

Fletcher, Rev. W G D (ed), 1907: *The Shropshire Lay Subsidy Roll 1327*, Oswestry

Foxall, H D G, 1980: *Shropshire Field-Names*, SAS, Shrewsbury

Gelling, M, 1990: *The Place-Names of Shropshire*, EPNS, Vols. LXII/LXIII (Part One)

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Rowley, T, 1972: *The Shropshire Landscape*

Thorn, F and Thorn, C (eds), 1986: *Domesday Book, Shropshire*, Phillimore, Chichester

Wainwright, J, 2000: *The Church of St Michael, Upton Cressett, Shropshire: A report on an
archaeological watching brief*, Marches Archaeology Series 150

Whimster, R, 1989: *The Emerging Past: Air Photography and the Buried Landscape*, RCHME

White, R, 2011: *Upton Cressett: an archaeological assessment*, University of Birmingham

White, R, 2013: *A busy year at Upton Cressett*, Shropshire Archaeology & History Newsletter
75, Spring 2013, p5, SAHS

Cartographic sources

1647 **Browne, J, 1647:** *A Survey of the Lordship of Upton Cressett taken by John Browne
Surveyor by the appointment of Richard Cressett Esq. Lord of the said Lordship*, (SA
ref: 5406/5/1/1)

1752 **Rocque, J, 1752:** *Actual Survey of the County of Salop*

1808 **Baugh, R, 1808:** *Map of Shropshire*, Llanymynech

1827 **Greenwood, C, 1827:** *Map of the County of Salop*

1839 Tithe Apportionment map for the Parish of Upton Cressett (SA ref: PF288/1)

1839 **Foxall, H D G, 1976:** *Fieldname map based on Tithe Apportionment and Map for Upton
Cressett Parish, 1841*

1883 **OS 1883 25"** Shropshire Sheets LVIII.5 & LVIII.9

1884 **OS 1884 25"** Shropshire Sheets LVIII.6 & LVIII.10

1902 **OS 1902 25"** Shropshire Sheet LVIII.10

1903 **OS 1903 25"** Shropshire Sheet LVIII.9

1926 **OS 1926 25"** Shropshire Sheets LVIII.9 & LVIII.10

1999 **UK Perspectives**, 1999 (digital aerial photography)

2010 **GetMapping**, 2010 (digital aerial photography)

ABBREVIATIONS

BGS	British Geological Survey
EPNS	English Place-Name Society
HER	Historic Environment Record, Shropshire Council
OS	Ordnance Survey
PRoW	Public Right of Way
RCHME	Royal Commission on the Historical Monuments of England
SA	Shropshire Archives, Castle Gates, Shrewsbury
SAS	Shropshire Archaeological Society
SCAS	Shropshire Council Archaeology Service
SCCAS	Shropshire County Council Archaeology Service
TSAS	Transactions of the Shropshire Archaeological Society
TSAHS	Transactions of the Shropshire Archaeological and Historical Society

APPENDIX 1: HERITAGE ASSETS

Status: SAM – Scheduled Ancient Monument; LB – Listed Building

Site No	Name	Status	Ref No.	NGR (centre)
1	Roman Settlement, 390m north-east of New House Farm	SAM	Mon. Ref. 1409733 HER 01919	SO 6482 9271
2	Medieval Settlement, south-east of Upton Cressett	SAM	Mon. Ref. 1409739 HER 00947	SO 6564 9254
3	Moated site and associated ponds [at Upton Cressett]	SAM	Mon. Ref. 1013512 HER 04581	SO 6556 9242
4	Former Church of St Michael, Upton Cressett	LB I	Nat. Ref. 254968 HER 00607	SO 6559 9245
5	Upton Cressett Hall	LB I	Nat. Ref. 254969 HER 00608	SO 6558 9240
6	Gatehouse at Upton Hall, Upton Cressett	LB I	Nat. Ref. 254970 HER 12089	SO 6560 9237
7	Parish Church (Dedication Unknown), Aston Eyre	LB II*	Nat. Ref. 254311 HER 00602	SO 6531 9408
8	Aston Eyre Old Hall	LB II*	Nat. Ref. 254313 HER 00601	SO 6528 9414
9	Hall Farm House, Aston Eyre	LB II*	Nat. Ref. 254312 HER 17165	SO 6533 9417
10	Barn Range apx 10M NW of Hall Farm House, Aston Eyre	LB II	Nat. Ref. 255082 HER 17380	SO 6531 9418
11	East Farm House, Aston Eyre	LB II	Nat. Ref. 254314 HER 11466	SO 6538 9405
12	Barns to West of East Farm House, Aston Eyre	LB II	Nat. Ref. 254315 HER 11467	SO 6537 9405
13	Upper House, Upton Cressett	LB II	Nat. Ref. 254965 HER 12086	SO 6570 9282
14	Upton Park, Upton Cressett	LB II	Nat. Ref. 254967 HER 12088	SO 6479 9168
15	Upper Meadowley Farm House, Morville	LB II	Nat. Ref. 254749 HER 11883	SO 6679 9252

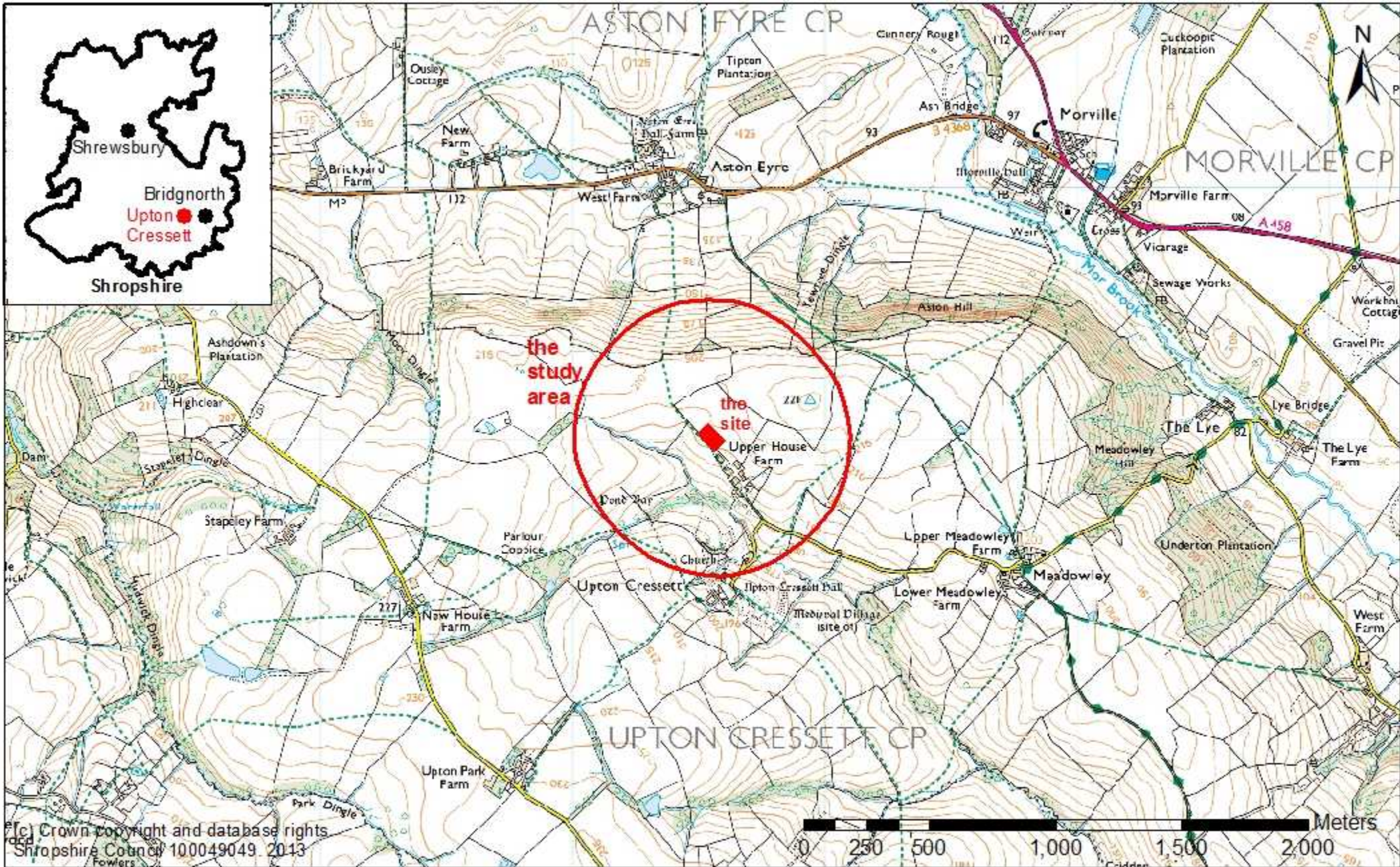
Table 3: Designated Heritage Assets within 1.5km radius wider study area

Site No	Name	Ref No.	NGR (centre)
16	Upton Cressett deserted medieval settlement	HER 00947	SO 6564 9254
17	Cider Mill at Upton Cressett Hall Farm	HER 15454	SO 6553 9237
18	Upper House Farm farmstead	HER 23395	SO 6564 9283
19	Farmstead at Upper Cressett Hall	HER 23428	SO 6555 9236

Table 4: Non-designated Heritage Assets within 0.5km radius study area

Site No	Name or Description	Ref No. or Evidence	NGR (centre)
20	Arrowhead c 475m SE of New House Farm	HER 03510	SO 649 923
21	Flint arrowhead c 450m E of New House Farm	HER 03792	SO 649 924
22	Rectilinear cropmark enclosure at Upton Park Farm	HER 04484	SO 6489 9164
23	Upton Cressett Park	HER 07552	SO 650 918
24	Outbuilding at Upper House Farm		SO 6573 9279

Table 5: Other relevant sites referred to in the assessment

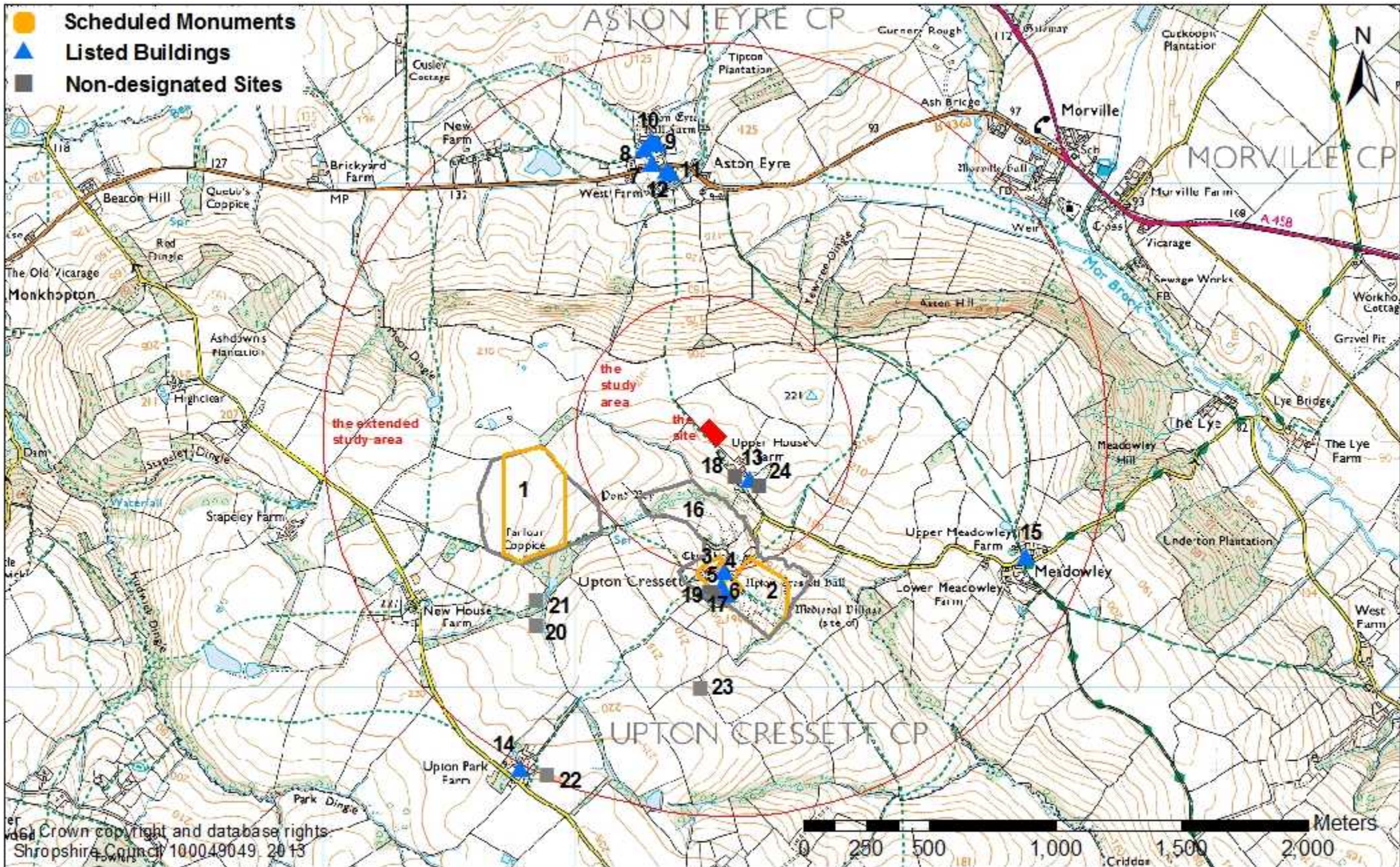


UPPER HOUSE FARM, UPTON CRESSETT 2013

Figure 1: The location of the proposed development site and the study area

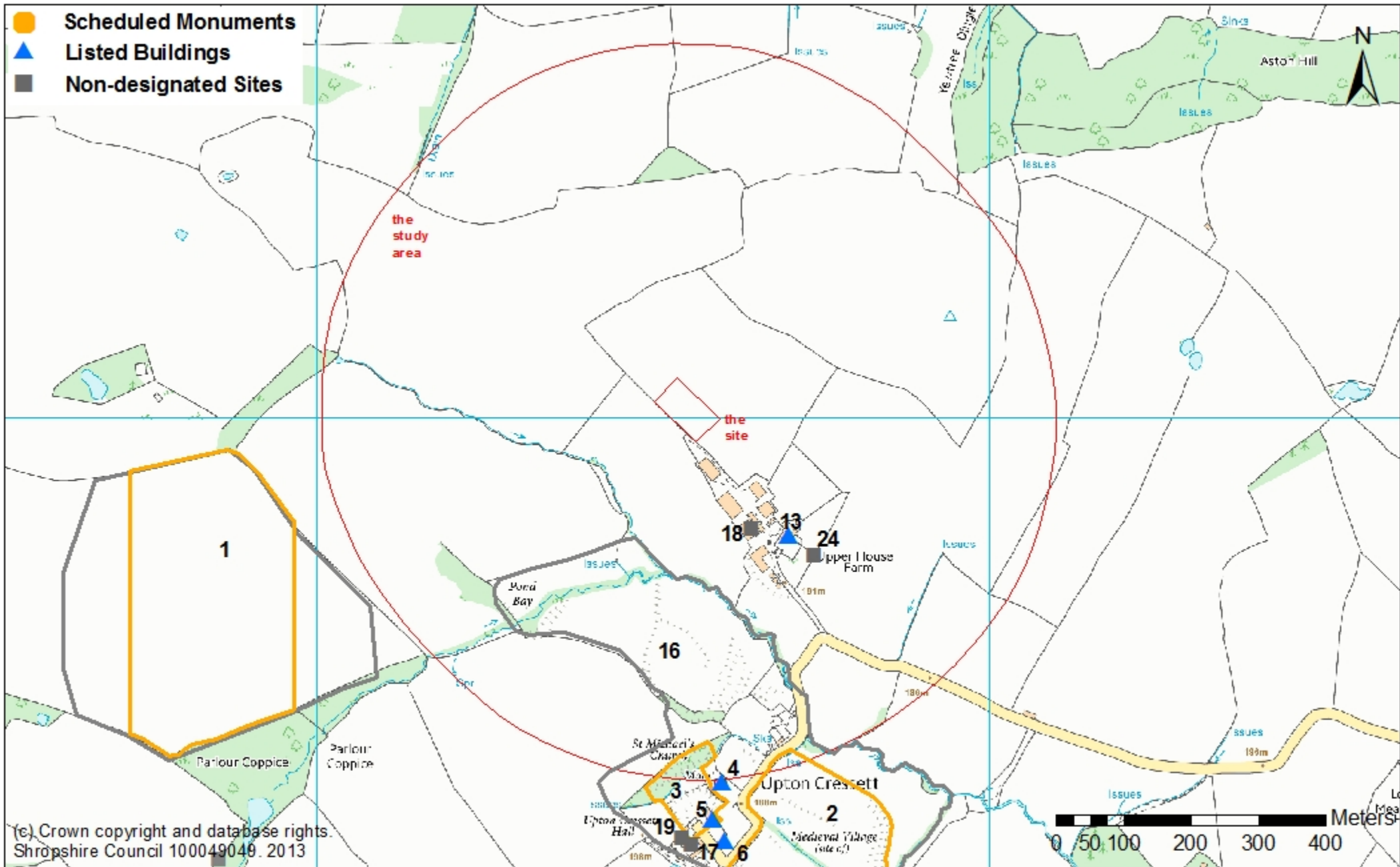
Archaeology Service

Shropshire Council
 Historic Environment Team, Business Growth & Prosperity,
 Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND
 1:20,000

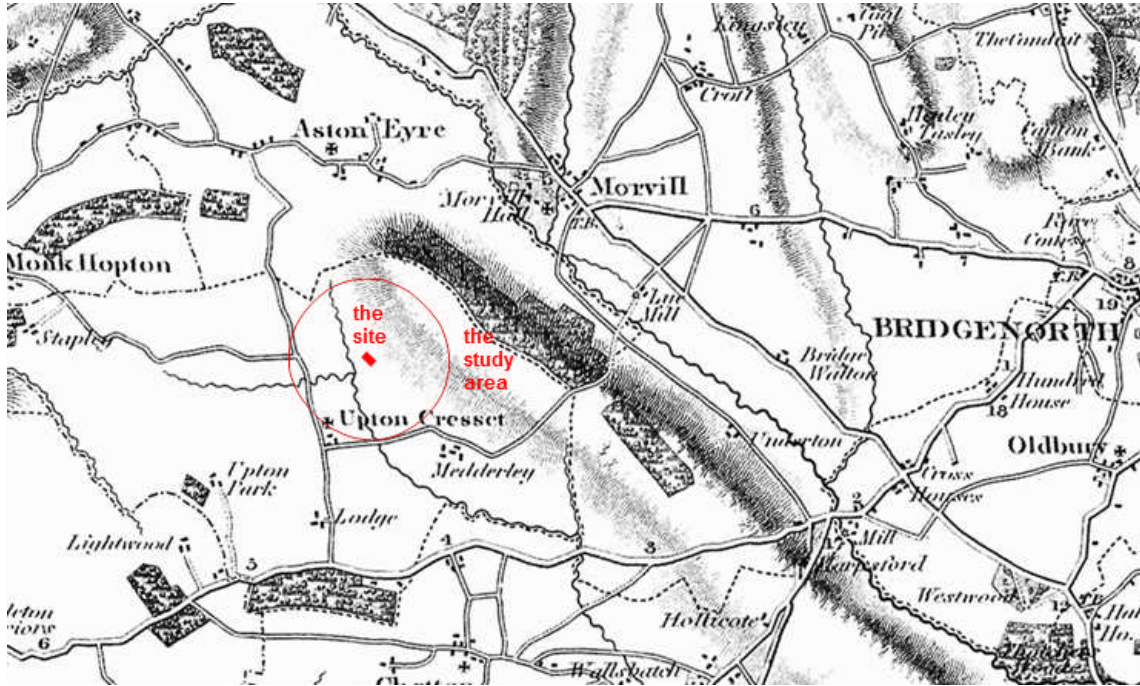


UPPER HOUSE FARM, UPTON CRESSETT 2013

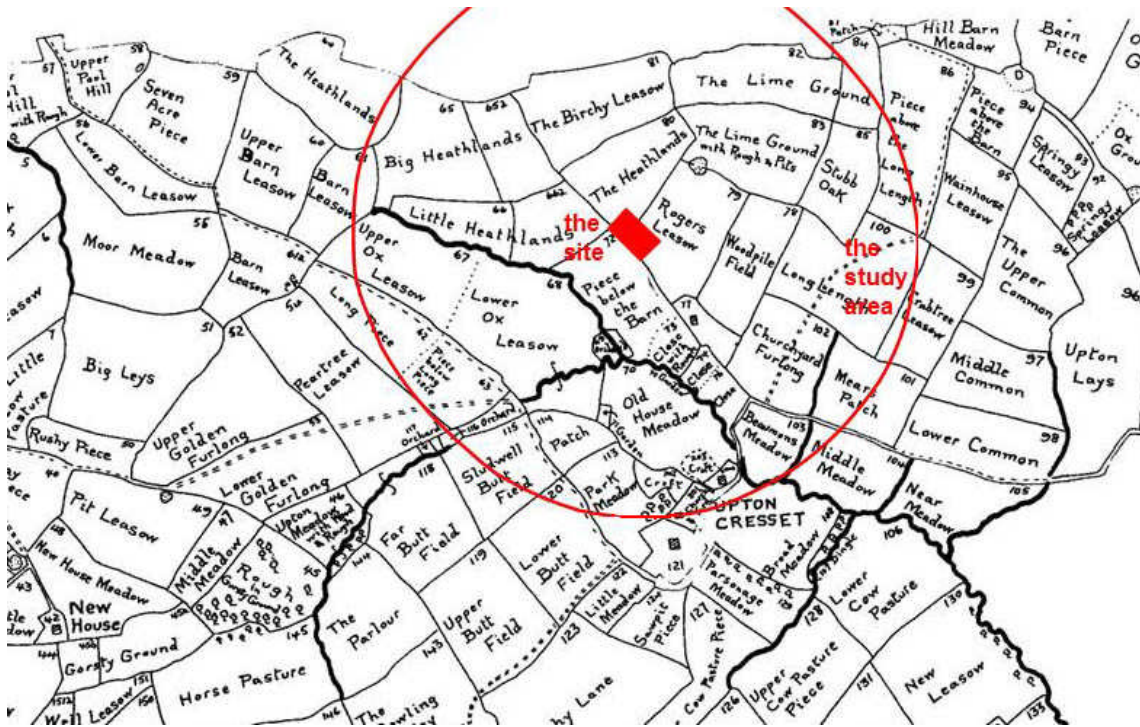
Figure 2: The location of the study area and the heritage assets highlighted in the assessment



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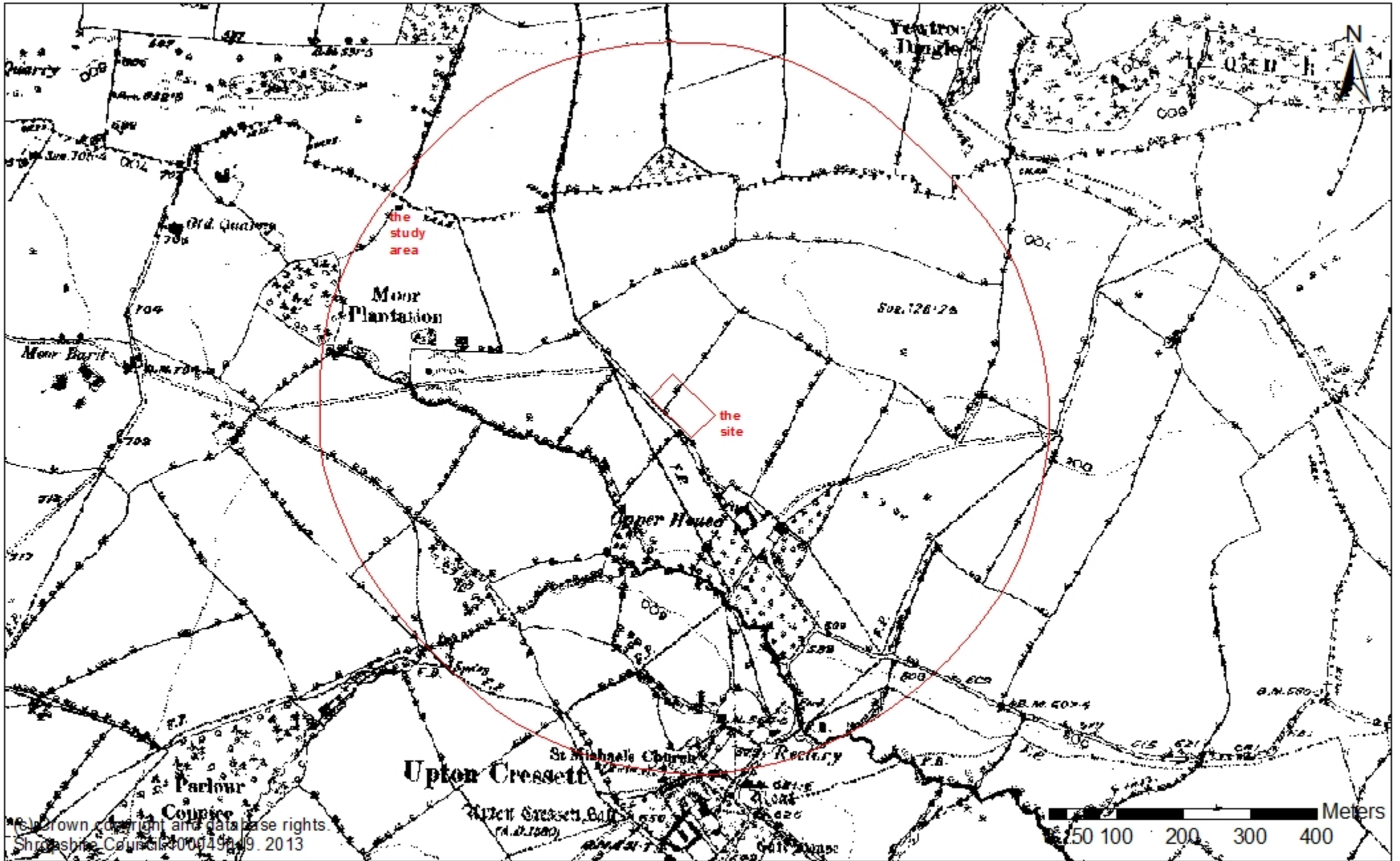
a)



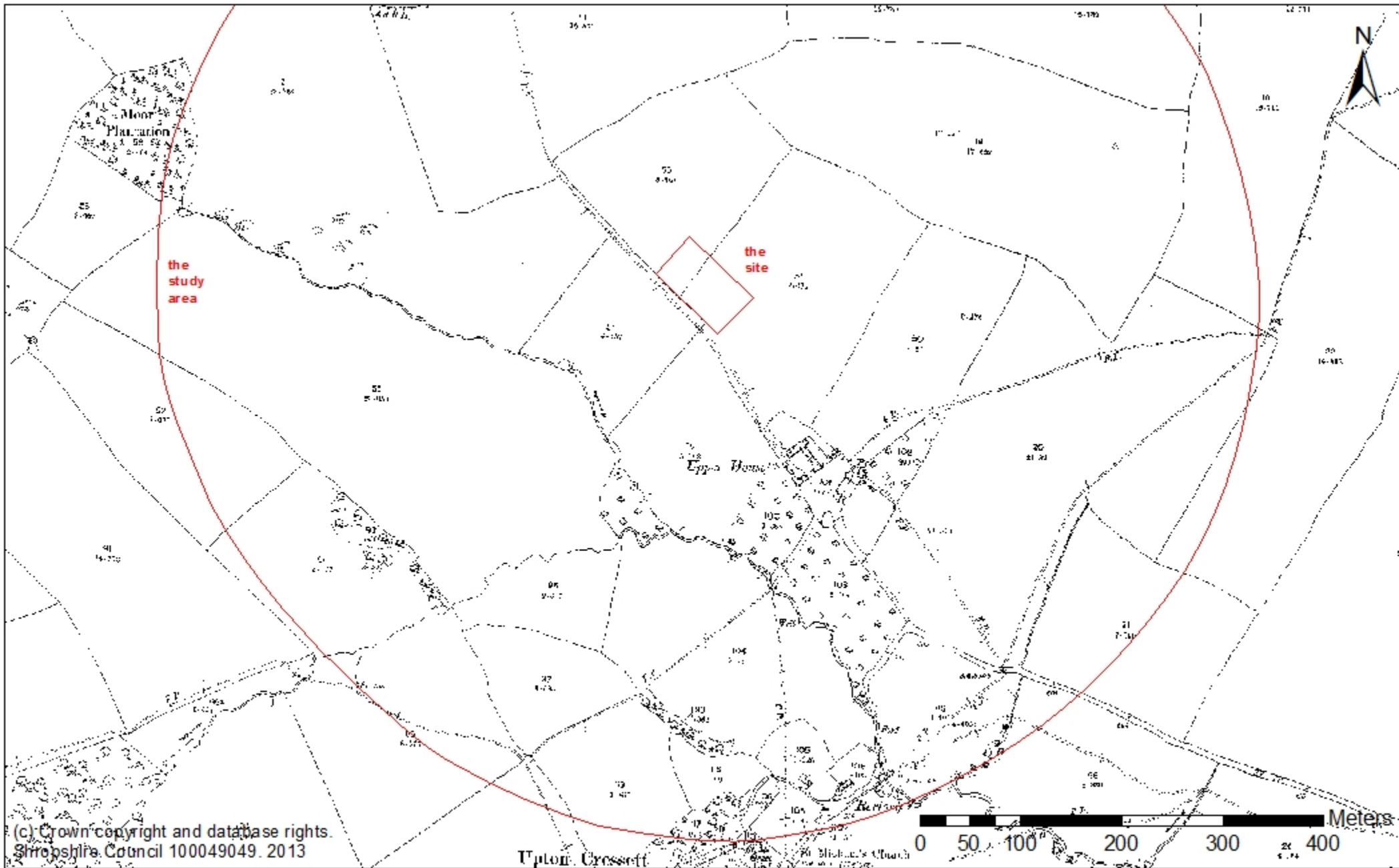
b)

UPPER HOUSE FARM, UPTON CRESSETT 2013

Figure 4: a) Extract from Greenwood's 1827 map of Shropshire, and b) extract from the Foxall field-name map for Upton Cressett Parish, both showing the study area



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UPPER HOUSE FARM, UPTON CRESSETT 2013
 Figure 6: Extract from the OS 1:2,500 (25") map c. 1902 showing the study area

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 Historic Environment Team, Business Growth & Prosperity,
 Shirehall, Abbey Foregate, Shrewsbury, SY2 8ND
 1:5,000

A Desk-based Heritage Assessment of Land for Proposed Agricultural Buildings at Upper House Farm, Upton Cressett, Shropshire, 2013



Photo 1: The proposed development site, looking SE



Photo 2: The proposed development site, looking NW



Photo 3: View from the proposed development site towards the Upton Cressett medieval settlement, looking S

A Desk-based Heritage Assessment of Land for Proposed Agricultural Buildings at Upper House Farm, Upton Cressett, Shropshire, 2013



Photo 4: View from the proposed development site towards the Roman settlement at Parlour Coppice, looking WSW



Photo 5: The proposed development site, viewed from the Scheduled medieval settlement at Upton Cressett on PRow 0150/4/1, looking NNW



Photo 6: The proposed development site, viewed from the Scheduled Roman settlement at Parlour Coppice on PRow 0150/15/1, looking ENE